



# LEASE AGREEMENT

This agreement (hereinafter referred to as the "South Dakota Lease Agreement") is made and entered into on **1/25/2018** by and between **Pine Street Property Group** (hereinafter referred to as "Landlord") and **Haley Fritza, Julia Noah, Makiah Hunt, and Kelsi Kearney** (hereinafter referred to as "Tenant(s).") This Lease Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of South Dakota. In the event of more than one Tenant, each Tenant is jointly and severally liable for each portion of this Lease Agreement.

## 1 - PROPERTY

Landlord owns certain real property and improvements located at **323 N Pine Street Unit A , Vermillion, SD** hereafter referred to as the "Property"). Landlord desires to lease the Premises to Tenant(s) upon the terms and conditions contained in this Lease Agreement. The Property shall be used as a Private Residence, and shall be used for no other purposes, including carrying on any business, profession, or trade of any kind. Tenant(s) shall not allow any other person(s) who are not listed on this Lease Agreement to use or occupy the Premises without first obtaining Landlord's written consent. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental authorities affecting the cleanliness, use, occupancy and preservation of the Property.

## 2 - TERM

This Lease Agreement shall commence on **June 1, 2018** and shall continue until **May 31, 2019** at 12:00 Noon. Tenant(s) must vacate Property no later than the lease termination date and time. Late move-outs will be subject to additional fees found in the 'Security Deposit & Fee Agreement' attached to this Lease Agreement. Should Tenant(s) wish to extend this lease agreement, a new Lease Agreement will be executed. Landlord shall have no obligation to Tenant(s) to renew this agreement, and renewal shall be at the Landlord's sole discretion.

## 3 - RENT

Tenant shall pay to Landlord the sum of **\$1,650** per month as Rent for the Term of the Agreement. Due date for all Rent payments shall be the 1st day of each calendar month. Weekends and holidays do not delay or excuse Tenant's obligation to timely pay rent. Rent payments received after the 5<sup>th</sup> day of the month shall be considered late and subject to a late payment fee as specified in the 'Security Deposit & Fee Agreement' attached to this Lease Agreement. At the time of move-out, all rents must be paid in full through the end of the month. Tenant(s) may not apply security deposit to rent.

### 3A - Prorated Rent

In the event that the Commencement Date is not the 1st of the calendar month, Rent payment remitted on the Commencement Date shall be prorated based on a 30-day period.

### 3B - Payment Method & Returned Checks

Landlord prefers to receive online payments for rent and other payables. In the event that any payment by Tenant is returned for insufficient funds ("NSF") or if Tenant stops payment, Tenant will pay \$75 to Landlord for each such check, plus late charges, as described above, until Landlord has received payment. Furthermore, Landlord may require in writing that Tenant pay all future Rent payments by cash, money order, or cashier's check.

### 3C - Order in which funds are applied

Landlord will apply all funds received from Tenant first to any non-rent obligations of Tenant including late charges, returned check charges, charge-backs for repairs, brokerage fees, and periodic utilities, then to rent, regardless of any notations on a check.

### 3E - Responsibility for Rent

Each resident is jointly and individually liable to Landlord for the total rent due and for damages inflicted upon the leased Premises. If one resident fails to pay rent or pay for damage done to the premises, any one of the other Tenants or any number of other Tenants may be held liable for the entire by Landlord.

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## 4 - OCCUPANCY

If commencement of occupancy of the premises is delayed because of construction or prior resident's holding over, owner shall not be liable to resident for such delay and contract shall remain enforce subject to the following condition: Rent shall be abated on a daily basis during delay. Landlord or Landlord's Agent shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the Premises and pay the rental herein provided from that date forward through the termination of the lease. In the event that possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Lease Agreement and all rights hereunder shall terminate.

## 5 - SECURITY DEPOSIT

Resident agrees that security deposit(s) shall be the total sum of **\$1,650**, receipt of which is hereby acknowledged by Landlord, as security for any damage caused to the Premises during the term hereof. Security Deposit shall be payable on or before the signing of this contract. Refunds shall be made in accordance with the attached 'Security Deposit & Fee Agreement' which is a part of this contract. If resident moves out prior to the ending date of the lease term, renewal period, or extension period, security deposit will be held by owner. If you break the lease for any reason, you will forfeit your deposit. Landlord may place the security deposit in an interest-bearing account and any interest earned will be paid to Landlord or Landlord's representative.

### 5A – Refund

Upon termination of the tenancy, all funds held by the landlord as security deposit may be applied to the payment of accrued rent and the amount of damages that the landlord has suffered by reason of the tenant's noncompliance with the terms of this Lease Agreement or with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.

### 5B – Deductions

See 'Security Deposit & Fee Agreement' attached to this Lease Agreement for a list of permissible deductions from Tenant(s) security deposit. If deductions exceed the security deposit, Tenant will pay to Landlord the excess within ten days after Landlord makes written demand. The security deposit will be applied first to any non-rent items, including late charges, returned check charges, repairs, brokerage fees, and periodic utilities, then to any unpaid rent.

## 6 - CONDITION OF PREMISES.

Tenant(s) represent and warrant that Tenant(s) has examined the Property, and that it is at the time of this Lease in good order, repair, and in a safe, clean and tenantable condition. Any defects on the Property either before, during, or after the signing of this Lease Agreement shall be immediately reported to the Landlord or the Landlord's Agent. Upon the expiration of the Lease Agreement, Tenant shall surrender the Premises in as good a state and condition as they were at the commencement of this Lease Agreement.

## 7 - ALTERATIONS AND IMPROVEMENTS

Tenant shall make no alterations to the buildings or improvements to the Property or construct any building or make any other improvements on the Premises without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Lease Agreement. No holes shall be placed in or on the walls of the Property. No locks or other locking mechanisms shall be placed on the property without prior written consent of the Landlord or Landlord's Agent.

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# LEASE AGREEMENT

## 8 – MAINTENANCE AND REPAIR

Tenant(s) agrees to surrender Property in the same condition as received, reasonable wear accepted. Tenant(s) shall keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair. Landlord or Landlord(s) agent shall be responsible for changing air filters in necessary locations on a routine basis. Tenant(s) shall use all lavatories, sinks, toilets, and other appliances for the method in which they were intended to be used. All of these shall be kept in good order by Tenant(s). Any damage resulting from misuse of the aforementioned appliances shall be paid by Tenant(s). Tenant(s) shall immediately notify Landlord or Landlord's Agent of any repair or maintenance issue that poses imminent threat of damage to the Property. Resident shall maintain a reasonable temperature in the Premises so that all systems are able to function. Should property damage occur as a result of the heat or cooling being shut off, Tenant(s) shall be responsible for paying all damages. Tenant(s) shall not remove or replace any plumbing fixtures (including shower heads) without the prior, written consent of the Landlord or Landlord's Agent.

## 9 - UTILITIES

Landlord shall be responsible for providing **Trash, Snow Removal & Lawn Care Services** to the Property. Tenant(s) shall be responsible to pay **Water, Sewer, Electric, Gas, Cable & Internet**.

## 10 - SUBLETTING

Subletting, assignment, or replacing a Tenant(s) will not be allowed without the prior, written consent of Landlord or Landlord's Agent. Consent by Landlord to such assignment or sublet shall not be deemed a consent to any subsequent assignment or sublet. Any assignment or sublet without the prior written consent of Landlord or Landlord's Agent shall be immediately null and void and shall, at Landlord's option, terminate this Lease Agreement.

## 11 - PETS

Pets shall not be allowed without the prior written consent of the Landlord or Landlord's Agent. Certain breeds of dogs and cats shall be allowed ONLY with the execution of a separate 'Pet Addendum'. Any pets shall be subject to an additional security deposit and monthly pet rent in accordance with the terms of the Pet Addendum. If no Pet Addendum has been executed, Tenant(s) shall not allow any animal, including mammals, reptiles, birds, fish, rodents, or insects on the property, even temporarily. If tenant violates the pet restrictions of this Lease, Tenant will pay to Landlord a fee of \$25 per day per animal for each day Tenant violates the animal restrictions as additional rent for any unauthorized animal. Tenant is responsible and liable for any damage or required cleaning to the Property caused by any animal.

## 12 - ACCESS BY LANDLORD

Landlord and Landlord's Agent shall have the right at all reasonable times, and by all reasonable means, with or without notice, during the term of this Lease Agreement to enter the Premises for the following purposes: Inspect the Property for condition; Make repairs; Leave written notice; Exercise a contractual or statutory lien; or Seize nonexempt property after default. Landlord and Landlord's Agent shall provide a minimum of 24-hour notice when entering the property for purposes of showing the Property to prospective tenants, prospective purchasers, inspectors, fire marshals, lenders, appraisers, or insurance agents. Landlord may display a "For Sale" or "For Lease" or similarly worded sign on the Property during the term of this Lease or any renewal period. If Tenant fails to permit reasonable access under this Paragraph, Tenant will be in default.

### 12A – Permission to Enter in the Event of Death or Incapacitation

In the event of Tenant(s) death or incapacitation (either permanent or temporary), Tenant(s) hereby authorizes Landlord to allow the person listed as the 'Emergency Contact' on the attached 'Tenant Information Form' to access the Premises and remove Tenant(s) property from the Premises. Tenant(s) hereby release Landlord from, and agrees to indemnify and hold harmless with respect to any and all claims, liabilities, actions, losses, etc. which may in any manner arise from any action which owner takes consistent with this section.

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# LEASE AGREEMENT

## 13 - DAMAGE TO PREMISES

In the event the Premises are destroyed or rendered uninhabitable by fire, storm, earthquake, or other Act of God not caused by the negligence of Tenant, this Lease Agreement shall terminate. The rent provided for in Paragraph 3 of this Lease Agreement shall then be accounted for by and between Landlord and Tenant up to the time of such destruction of the Premises, Tenant paying rentals up to such date and Landlord refunding rentals collected beyond such date. Should a portion of the Premises be rendered uninhabitable, the Landlord shall have the option of repairing damaged portion or terminating this Lease Agreement. In the event that Landlord exercises its right to repair such uninhabitable portion, the rent shall be abated until the Premises are restored by Landlord, after which the full rent shall recommence and the Lease Agreement continue according to its terms.

## 14 - LIABILITY

Landlord will not be liable for any damages or losses to person or property caused by other residents or other persons. Landlord will not be liable for any damage or loss of Resident's personal property (furniture, jewelry, clothing, etc.) from theft, vandalism, fire, water, rain, hail, smoke, explosions, sonic booms, or any other Act of God or causes whatsoever. Landlord recommends that Tenant(s) obtain a Renter's Insurance Policy for coverage of the above-mentioned occurrences. *Tenant(s) acknowledge that they have been advised to purchase a Renter's Insurance Policy.*

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## 15 - ABANDONMENT

If at any time during the term of this Lease Agreement Tenant abandons the Premises, Landlord may re-obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatever. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.

## 16 - LEAD-BASED PAINT DISCLOSURE

If the premises were constructed prior to 1978, Tenant acknowledges receipt of the form entitled "Lead Based Paint Disclosure" which contains disclosure of information on lead-based paint and/or lead-based paint hazards. Tenant also acknowledges receipt of the pamphlet 'Protect Your Family from Lead in Your Home'.

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## 17 - HAZARDOUS MATERIALS & HEALTH ISSUES

Tenant shall not keep any item of a dangerous, flammable or explosive character on the Premises that might increase the danger of fire or explosion. This includes any materials that might be considered hazardous or extra hazardous by any responsible insurance company. To minimize the occurrence, damage and growth of mold, roaches, bed bugs, or any other pests in the Premises, Tenant(s) agree to minimize and remediate any moisture (spills, leaks, etc.) immediately. Tenant(s) shall immediately notify Landlord of the presence of a water leak, excessive moisture, standing water, mold growth, malfunctions in any part of the heating, air conditioning, or ventilation system. If bed bugs are discovered at any time during the Lease Agreement, Tenant(s) must notify Landlord immediately so that proper treatment can begin.

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# LEASE AGREEMENT

## 18 - CRIME FREE

Tenant(s) or any guest, family members, or any other person under Tenant(s) control shall not engage in criminal activity, including drug-related criminal activity on or near Premises. Drug-related criminal activity includes the illegal manufacture, sale, distribution, use or possession with intent to manufacture, distribute, sell, or use a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]). Tenant(s) shall not permit the Premises or any part of the Premises to be used for or to facilitate criminal activity, regardless of whether the individual engaging in such activity is a Tenant or guest. Underage drinking shall not be permitted on or near the premises. Landlord assumes no responsibility for charges or damages related to underage drinking. Violation of any of the aforementioned occurrences shall be subject to all laws of the State of South Dakota, including but not limited to Eviction from the Premises.

*Tenant(s) agree and understand that a single violation of any of the provisions of this section shall be good cause for immediate termination of the lease under SDCL 43-32. Unless otherwise provided by law, proof of violation shall not require criminal conviction.*

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## 19 - NOTICE

Any notice required or permitted under this Lease or under state law shall be delivered to Tenant at the Property address, and to Landlord at the following address: 1637 N. Cactus Drive, Sioux Falls, SD 57110.

## 20 - MODIFICATION AND ENTIRETY

The parties agree that this document and any addendums or attachments contain the agreement in its entirety between the parties. Tenant(s) acknowledge that no other agreement (oral or written) exists either expressed or implied. This Lease Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties.

## 21 - SUBORDINATION OF LEASE.

This Lease Agreement and Tenant's interest herein are and shall be subordinate, junior and inferior to any and all existing or new mortgages, liens or encumbrances on the Property by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

## 22 - QUIET ENJOYMENT

Tenant, upon payment of all of the sums referred to in this Lease Agreement as being payable by Tenant(s), Tenant's performance of all agreements, and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term listed in Section 2 of this Lease Agreement.

## 23 - MEGAN'S LAW DISCLOSURE

South Dakota state law requires that all persons who plead guilty or have been found guilty of a sex crime must register with the Chief of Police in the city which the person resides, or the Sherriff of the county if no Chief of Police exists. To obtain further information regarding persons required by law to register as sexual offenders, contact the local Chief of Police or the County Sherriff.

## 24 - INDEMNIFICATION

Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises. Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature.

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# LEASE AGREEMENT

## 25 - SEVERABILITY & NON-WAIVER

If any provision of this Lease Agreement or the application shall, for any reason and to any extent, be invalid or unenforceable, the remainder of the Lease Agreement shall remain in full force and effect.

No delay, indulgence, waiver, non-enforcement, election or non-election by Landlord under this Lease Agreement will be deemed to be a waiver of any other breach by Tenant, nor shall it affect Tenant's duties, obligations, and liabilities in this Lease Agreement.

## 26 – SNOW REMOVAL

Landlord shall provide snow removal services for common walkways, parking lots, and driveways. Snow shall be cleared from these areas no later than 24 hours after snow has stopped falling. Landlord is not responsible for clearing snow away from tenant's vehicles.

## 27 – DEFAULT

If Tenant(s) fails to comply with any of the financial or material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant(s) by statute, within five (5) days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Agreement by reason thereof, Landlord may terminate this Agreement. If Tenant(s) fails to pay rent when due and the default continues for five (5) days thereafter, Landlord may, at Landlord's option, declare the entire balance (compiling all months applicable to this Agreement) of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity and may immediately terminate this Agreement.

Tenant(s) will be in default if: (a) Tenant(s) does not pay rent or other amounts that are owed; (b) Tenant(s), guests, or occupants violate this Agreement, rules, or fire, safety, health, or criminal laws, regardless of whether arrest or conviction occurs; (c) Tenant(s) abandons the Premises; (d) Tenant(s) gives incorrect or false information in the rental application; (e) Tenant(s), or any occupant is arrested, convicted, or given deferred adjudication for a criminal offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute; (f) any illegal drugs or paraphernalia are found in the Premises or on the person of Tenants(s), guests, or occupants while on the Premises and/or; (g) as otherwise allowed by law.

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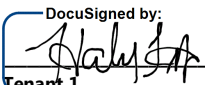


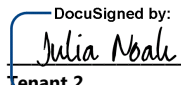


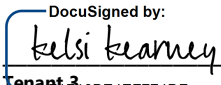
# LEASE AGREEMENT

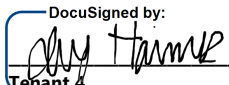
By signing below, Tenant(s) agree that they have read and understand each Section of this Lease Agreement and agree to comply with all Sections, Rules and Regulations, and other addendums and attachments hereto. Each of the undersigned states that he or she is of legal age to enter into a binding contract.

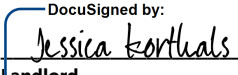
## SIGNATURES

DocuSigned by:  
  
 Tenant 1  
 B0292E5BF6724A7...  
**Haley Fritza**  
 Printed Name  
 1/28/2018  
 Date Signed

DocuSigned by:  
  
 Tenant 2  
 BAA8B3B30F957495...  
**Julia Noah**  
 Printed Name  
 1/26/2018  
 Date Signed

DocuSigned by:  
  
 Tenant 3  
 F18BE4EF774DF...  
**Kelsi Kearney**  
 Printed Name  
 2/1/2018  
 Date Signed

DocuSigned by:  
  
 Tenant 4  
 5824F8A5A9894F7...  
**Ivy Haines**  
 Printed Name  
 1/25/2018  
 Date Signed

DocuSigned by:  
  
 Landlord  
 0CFE7D8EBB746A...  
**Jessica Korthals**  
 Printed Name  
 1/25/2018  
 Date Signed

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# SECURITY DEPOSIT & FEE AGREEMENT

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## LATE PAYMENTS

If the rent payment is not received by the 5<sup>th</sup> day of the month, a late payment fee of **\$50** shall be assessed. Each day thereafter that the rent is late shall be subject to an additional fee of **\$20 per day** in addition to the late fee. After the fourth occurrence, Tenant(s) shall be subject to a penalty of one month's rent and eviction. Landlord reserves the right to withhold these fees from the Tenant(s) security deposit.

## RETURNED CHECKS/INSUFFICIENT FUNDS

**\$75 Per Occurrence (per check or payment)** (as stated in paragraph 3 of the Lease Agreement)

## LATE MOVE-OUT

Tenant(s) shall vacate the property no later than 12:00 Noon on the lease termination date. If tenant(s) has not vacated the property by the specified time, Tenant(s) shall be subject to a Late Move-Out Fee. Late Move-Out Penalties shall be assessed as follows:

- **\$50/hour**
- **\$250/day**
- **\$750/week**

## CLEANING

The property (including all fixtures and appliances) shall be thoroughly cleaned upon move-out. Landlord reserves the right to withhold funds from Security Deposit for carpet cleaning.

- Professional Cleaning – One Hour Free
- Professional Cleaning (Any necessary cleaning beyond the one free hour) - **\$30/hour**
- Carpet Cleaning - **\$150**

## PAINT

Tenant(s) shall not be charged for minor touch-up painting, however, should the property or any interior room of the property need a complete re-painting due to damage beyond normal wear and tear, the following charges will be assessed:

- **One Room - \$100**
- **Two Rooms - \$200**
- **Three or More Rooms - \$350**

## DAMAGES OR REPLACEMENTS

Damages done to cabinetry, appliances, woodwork, trims, ceiling fans, fixtures, hardware, or other appurtenances in or on the Property shall be assessed at the actual cost to repair or replace the damaged item. Tenant(s) will be responsible for damages caused by windows or doors left open.

## LOCKOUTS & LOST KEYS

Should tenant become locked out of property or lose the property keys, fees will apply as follows:

- **Tenant is responsible for any fee paid to locksmith to regain entry to property.**
- **\$75 fee if landlord must come to property to give access**
- **\$75 fee for lost keys**

## REIMBURSEMENT

Landlord shall be promptly reimbursed for any loss, property damage, or cost of repairs or service (including plumbing trouble) caused by negligence or improper use by Tenant(s), Tenant's guests, family or agents. Landlord's failure to delay in demanding reimbursements, late payments, charges, pet penalties or other sums by you shall not be considered a waiver, and Landlord may demand same at any time, including move-out.





# SECURITY DEPOSIT & FEE AGREEMENT

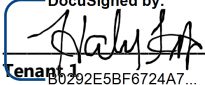
## PERMITTED DEDUCTIONS FROM SECURITY DEPOSIT

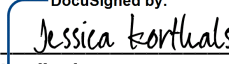
Landlord may deduct reasonable charges from the security deposit for:

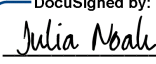
- Unpaid or accelerated rent
- Late charges
- Unpaid utilities
- Costs of cleaning, deodorizing, and repairing the Property and its contents
- Pet violation charges
- Any of the fees
- Replacing unreturned keys, garage door openers, or other security devices
  - Un-returned keys - **\$75 per key**
- The removal of unauthorized locks or fixtures installed by Tenant
- Packing, removing, and storing abandoned property
- Removing abandoned or illegally parked vehicles
- Costs of re-letting, if Tenant is in default
- Attorney fees and costs of court incurred in any proceeding against Tenant
- Any fee due for early of removal of an authorized key box
- Any other items Tenant is responsible to pay under this Lease.

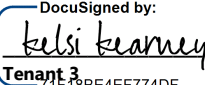
*By signing below, Tenant(s) acknowledge that they understand and agree to all of the terms and conditions listed above in relation to the Tenant's Security Deposit and responsibility for all fees and charges listed herein.*

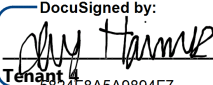
## SIGNATURES

DocuSigned by:  
  
 1/28/2018  
 Tenant 1 Date Signed

DocuSigned by:  
  
 1/25/2018  
 Landlord Date Signed

DocuSigned by:  
  
 1/26/2018  
 Tenant 2 Date Signed

DocuSigned by:  
  
 2/1/2018  
 Tenant 3 Date Signed

DocuSigned by:  
  
 1/25/2018  
 Tenant 4 Date Signed



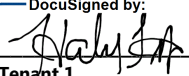
## RULES & RESPONSIBILITIES

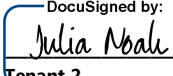
**Tenant(s) and Tenant(s) guests shall observe the following rules and responsibilities as they relate to occupying the Property:**

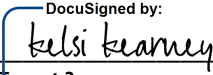
- 1) Not obstruct the driveways, sidewalks, courts, entryways, stairs and/or halls, which shall be used for the purposes of ingress and egress only
- 2) In the event of a lockout, tenant is responsible for all expenses related to re-entry of the property. Tenant is permitted to hire a locksmith on their own expense, or if the landlord provides re-entry, a \$75 fee will be assessed.
- 3) Not obstruct or cover the windows or doors
- 4) Not leave windows or doors in an open position during any inclement weather
- 5) Not hang any laundry, clothing, sheets, etc., from any window, rail, porch or balcony nor air or dry any of same within any yard area or shared space
- 6) Tenant's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents
- 7) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents or neighboring properties
- 8) Deposit all trash, garbage, rubbish or refuse in the locations provided and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to remain in the yard or common area of the Property
- 9) Maintain a house temperature of at least 65 degrees at all times in the winter months to avoid freezing pipes. Thermostats must be left ON at set at 65 degrees (or higher) when leaving for Winter Break. Tenant(s) will be responsible for any water damage caused by freezing pipes due to thermostat violations.
- 10) Immediately report any water leaks (faucets, toilets, ceilings) to Landlord. Tenant(s) may be responsible for damages caused by willful delay in notifying Landlord of issues.
- 11) There will be no smoking in the Property. Smoking must be at least 20 feet from any Property entrance. Cigarette Butts shall not be discarded anywhere on the property and must be properly disposed of.

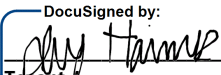
Landlord reserves the right to make reasonable changes to the Rules and Responsibilities. These changes shall be made in writing and distributed to all residents and/or posted on the property.

*By signing below, Tenant(s) acknowledge that they understand and agree to all of the rules and responsibilities above.*

DocuSigned by:  
  
 Tenant 1  
 B0292E5BF6724A7...  
 1/28/2018  
 Date Signed

DocuSigned by:  
  
 Tenant 2  
 BAAB3B30F957495...  
 1/26/2018  
 Date Signed

DocuSigned by:  
  
 Tenant 3  
 74F18BE4EF774DF...  
 2/1/2018  
 Date Signed

DocuSigned by:  
  
 Tenant 4  
 5B24F8A5A9894F7...  
 1/25/2018  
 Date Signed



## TENANT INFORMATION

### TENANT 1

Name: Haley Fritza Mobile Phone: [REDACTED]  
Email Address: [REDACTED]  
Permanent Residence: [REDACTED]  
City, State, Zip: South Sioux City, NE, 68777  
Emergency Contact: [REDACTED] Relationship: Mom Phone: [REDACTED]  
Vehicle Make, Model, Color: Ford, Torus, Silver License Plate: [REDACTED]

### TENANT 2

Name: Julia Noah Mobile Phone: [REDACTED]  
Email Address: [REDACTED]  
Permanent Residence: [REDACTED]  
City, State, Zip: Urbandale, IA, 50322  
Emergency Contact: [REDACTED] Relationship: Mother Phone: [REDACTED]  
Vehicle Make, Model, Color: White Chevy Monte Carlo License Plate: [REDACTED]

### TENANT 3

Name: Kelsi Kearney Mobile Phone: [REDACTED]  
Email Address: [REDACTED]  
Permanent Residence: [REDACTED]  
City, State, Zip: Sioux Falls, SD, 57103  
Emergency Contact: [REDACTED] Relationship: Mother Phone: [REDACTED]  
Vehicle Make, Model, Color: Honda Accord Black License Plate: [REDACTED]

### TENANT 4

Name: Ivy Haines Mobile Phone: [REDACTED]  
Email Address: [REDACTED]  
Permanent Residence: [REDACTED]  
City, State, Zip: White Lake  
Emergency Contact: [REDACTED] Relationship: Mom Phone: [REDACTED]  
Vehicle Make, Model, Color: Red Chevy Equinox License Plate: [REDACTED]


**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards****Lead Warning Statement**

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

**Lessor's Disclosure**


(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

- (i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii)  Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

- (i) \_\_\_\_\_ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).


(ii)  Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Lessee's Acknowledgment (initial)**

 Lessee has received copies of all information listed above.

 Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

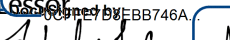
**Agent's Acknowledgment (initial)**

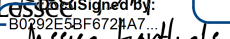
(e)  Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

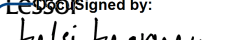
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

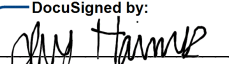
DocuSigned by:  
 1/25/2018

DocuSigned by:  
 1/28/2018

DocuSigned by:  
 1/25/2018

Agent Date

DocuSigned by:  
 2/1/2018

DocuSigned by:  
 5824F8A5A9894F7...

Agent Date



# Protect Your Family From Lead in Your Home



United States  
Environmental  
Protection Agency



United States  
Consumer Product  
Safety Commission



United States  
Department of Housing  
and Urban Development

## Are You Planning to Buy or Rent a Home Built Before 1978?

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Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

### Read this entire brochure to learn:

- How lead gets into the body
- About health effects of lead
- What you can do to protect your family
- Where to go for more information

### Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

### If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).





## Simple Steps to Protect Your Family from Lead Hazards

### If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](https://www.epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- Remove shoes or wipe soil off shoes before entering your house.



## Lead Gets into the Body in Many Ways

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### **Adults and children can get lead into their bodies if they:**

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

### **Lead is especially dangerous to children under the age of 6.**

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



### **Women of childbearing age should know that lead is dangerous to a developing fetus.**

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

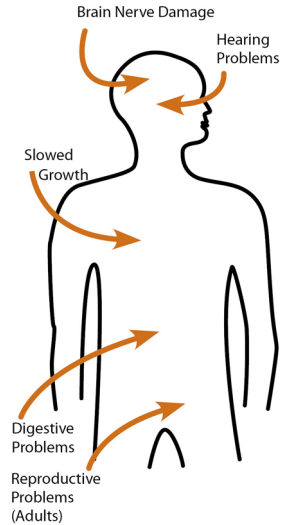
## Health Effects of Lead

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**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

### **In children, exposure to lead can cause:**

- Nervous system and kidney damage
- Learning disabilities, attention deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

### **In adults, exposure to lead can cause:**

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

## Check Your Family for Lead

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**Get your children and home tested if you think your home has lead.**

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

**Your doctor can explain what the test results mean and if more testing will be needed.**

## Where Lead-Based Paint Is Found

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In general, the older your home or childcare facility, the more likely it has lead-based paint.<sup>1</sup>

**Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.<sup>2</sup>

Learn how to determine if paint is lead-based paint on page 7.

### Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](https://www.epa.gov/lead).

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<sup>1</sup> "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

<sup>2</sup> "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

## Identifying Lead-Based Paint and Lead-Based Paint Hazards

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**Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors
- 250  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.**

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

## Checking Your Home for Lead

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You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

## Checking Your Home for Lead, continued

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In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](https://www.epa.gov/lead), or call **1-800-424-LEAD (5323)** for a list of contacts in your area.<sup>3</sup>

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<sup>3</sup> Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8399.



## What You Can Do Now to Protect Your Family

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**If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:**

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium. Children with good diets absorb less lead.

## Reducing Lead Hazards

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**Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



**Always use a certified contractor who is trained to address lead hazards safely.**

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

## Reducing Lead Hazards, continued

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**If your home has had lead abatement work done** or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors
- 250  $\mu\text{g}/\text{ft}^2$  for interior windows sills
- 400  $\mu\text{g}/\text{ft}^2$  for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit [epa.gov/lead](https://epa.gov/lead), or call 1-800-424-LEAD.

## Renovating, Remodeling, or Repairing (RRP) a Home with Lead-Based Paint

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**If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:**

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



**RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:**

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment and
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects visit [epa.gov/getleadsafe](http://epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

## Other Sources of Lead

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**While paint, dust, and soil are the most common sources of lead, other lead sources also exist:**

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

Call your local health department or water supplier to find out about testing your water, or visit [epa.gov/lead](https://www.epa.gov/lead) for EPA's lead in drinking water information.

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.<sup>4</sup>
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

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<sup>4</sup> In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint (16 CFR 1303). In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products (76 FR 44463).

## For More Information

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### **The National Lead Information Center**

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at [epa.gov/lead](https://epa.gov/lead) and [hud.gov/lead](https://hud.gov/lead), or call **1-800-424-LEAD (5323)**.

### **EPA's Safe Drinking Water Hotline**

For information about lead in drinking water, call **1-800-426-4791**, or visit [epa.gov/lead](https://epa.gov/lead) for information about lead in drinking water.

### **Consumer Product Safety Commission (CPSC) Hotline**

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at [cpsc.gov](https://cpsc.gov) or [saferproducts.gov](https://saferproducts.gov).

### **State and Local Health and Environmental Agencies**

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at [epa.gov/lead](https://epa.gov/lead), or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

# U. S. Environmental Protection Agency (EPA)

## Regional Offices

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The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact  
U.S. EPA Region 1  
5 Post Office Square, Suite 100, OES 05-4  
Boston, MA 02109-3912  
(888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 205, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 321-6671

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact  
U.S. EPA Region 3  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-2088

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact  
U.S. EPA Region 4  
AFC Tower, 12th Floor, Air, Pesticides & Toxics  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact  
U.S. EPA Region 5 (DT-8J)  
77 West Jackson Boulevard  
Chicago, IL 60604-3666  
(312) 886-7836

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-2704

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact  
U.S. EPA Region 7  
11201 Renner Blvd.  
WWPD/TOPE  
Lenexa, KS 66219  
(800) 223-0425

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact  
U.S. EPA Region 8  
1595 Wynkoop St.  
Denver, CO 80202  
(303) 312-6966

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact  
U.S. EPA Region 9 (CMD-4-2)  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4280

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact  
U.S. EPA Region 10  
Solid Waste & Toxics Unit (WCM-128)  
1200 Sixth Avenue, Suite 900  
Seattle, WA 98101  
(206) 553-1200



## Consumer Product Safety Commission (CPSC)

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The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### CPSC

4330 East West Highway  
Bethesda, MD 20814-4421  
1-800-638-2772  
[cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov)

## U. S. Department of Housing and Urban Development (HUD)

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HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### HUD

451 Seventh Street, SW, Room 8236  
Washington, DC 20410-3000  
(202) 402-7698  
[hud.gov/offices/lead/](http://hud.gov/offices/lead/)

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# IMPORTANT!

## **Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly**

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).